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Layout Application - Final Approval Letter

Roc No: 01/2024-2025 Date: 1/3/25 5:16 PM

From:

Village Panchayat

46 PUDUR

To :

Mr. S. Sathivel and Mrs. S .Amutha

Online Application Number: 7YP36Q96

Sir/ Madam,

Sub :

Residential Layout – Office of Erode District, Erode Local Planning Authority, Modakkurichi Panchayat Union, 06 Pudur Village, 06 Pudur Panchayat acknowledging and Approving in R.S.F.No: 62/9B, 62/9C, 62/9D of 1.38 ¼ or 5595.00 sqm extent Residential Plot Technical Clearance issued by Deputy Director Town and Country Planning Department (Planning Permission) – reg.

Ref :

1.Applicant Mr.S.Sakthivel and Mrs.S.Amutha online Application No: 7YP36Q96 Date: 25.07.2024.
2.Letter no. 13686/2017/LA1, dated: 08.09.2017 of Commissioner of Town and Country Planning, Chennai (Circular)
3.Letter no. 12201/2017/CP, dated: 28.09.2017 of Commissioner of Town and Country Planning, Chennai (Circular)
4.G.O.79, Housing and Urban Development Department, Dated: 04.05.2017
5.ROC No from Deputy Director of Town and Country Planning Department (Planning Permission), Erode, ROC No: 7YP36Q96 /2024/TCP, Dated: 20.09.2024.
6.Technical Clearance/ Concurrence/ Planning Permission issued Layout number: SWP/DTCP/ERODE/LAYOUT APPROVAL No- 262/2024 and SWP/DTCP/ERODE PLANNING PERMISSION NO : 25/2024, Dated: 20.09.2024

Body:

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Order:
1.In the letter from the Deputy Director of District Town and Country Planning Department (Planning Permission),Erode District, issued to Erode district, Modakkurichi Panchayat Union, 06 Village and Panchayat , R.S.F.No: 62/9B, 62/9C, 62/9D of 1.38 ¼ Acre or 5595.00 sqm extent proposed residential Layout Approval, The Technical Clearance/ Concurrence / Planning Permission is issued to the above mentioned layout and the approval number is assigned as follows SWP/DTCP/ERODE/LAYOUT APPROVAL No- 262/2024 and SWP/DTCP/ERODE PLANNING PERMISSION NO : 25/2024, Dated: 20.09.2024 subject to Special conditions and Technical clearance from the Local Authority.
2.Received with letter from the Deputy Director of District Town and Country Planning Department (Planning Permission), Erode District, the Approved Layout Map for the Residential plots and the Related Documents Submitted by the Applicant has been thoroughly scrutinized. After scrutinizing the documents and Onsite Inspection of amenities mentioned in the Layout Residential Approval, the Applicant has laid Roads as indicated on the map and other amenities like Strom water drains, Water Supply Facilities and necessary Street Lights has been provided as per the standards specified by the local Body. Public Space area of 71.63 sq.m and Road area of 1914.93 sq.m are donated to the 06 Pudur Panchayat with the document no: 6163/2024, dated: 28.08.2024 and registered at the Avalpoondurai Sub registrar Office.
3.The fees/charges collected from the applicant are as follows: Layout approval fees: 25,000/- Dt. 02.01.2025

Therefore under specific conditions Erode District, Modakkurichi Panchayat Union, 06 Pudur Village and Panchayat, R.S.F.No: 62/9B, 62/9C, 62/9D of 1.38 ¼ Acre or 5595.00 sqm Land area were Permitted (Local Body Final Approval) as residential Layout by the 06 Pudur Panchayat.

Conditions:
1.Erode District, Deputy Director, District Town and Country Planning Department,ROC No. 7YP36Q96 /2024/TCP, Dated: 20.09.2024 and Residential Layout Technical Clearance/ Concurrence/ Planning Permission issued number: SWP/DTCP/ERODE/LAYOUT APPROVAL No- 262/2024 and SWP/DTCP/ERODE PLANNING PERMISSION NO : 25/2024, Dated: 20.09.2024 All the Special conditions mentioned must be strictly followed.
2.Roads constructed in the approved Residential layout should remain in same existing condition. No changes should be made.
3.The details of the plots divided in the approved layout map shall not be altered without the permission of this authority.
4.Approved layout plots should be used for construction of houses only. No dangerous or obnoxious factories are allowed.
5.The Applicant shall pay the difference in rates of fees paid by the Applicant to this panchayat, if any difference arises.
6.Every plot deed registration should be accompanied by a copy of this layout Approval Copy.
7.The Applicant shall be bound by any Changes of orders issued by the Government in the policy regarding the recognition of land layout approval and planning permission.
8.The Applicant shall bear sole responsibility for civil suits arising out of deed registrations and changes in land ownership.
9.Construction of high voltage/low voltage power lines for the plots to be sold by the Applicant through the reserved area of Public or Open space handed over to the local body is not permitted.
10.It is also informed that any violation of the above conditions will result in the cancellation of this Layout approval.

Details of allotments of plots for which technical approval has been granted:
1) Plot area : 1.38 1/4 Acre or 5595.00 sq.m
2) No of plots : 22
3) Area of Road : 1914.93 sq.m
4) Public use (Local body) : 71.63 sq.m
5) EB use (TANGEDCO) : 32.55 sq.m

06 PUDUR PANCHAYAT RESOLUTION COPY:

On 09.12.2024 in the month of December 2024, Monday at 11.00 am, the ordinary meeting of 06 Pudur panchayat members was held in the panchayat office. Details of the actions taken in the meeting at that time are as follows.

Chairman: Mr. R. PRAKASH as Panchayat President

SUB: Erode District, Modakkurichi Panchayat Union, 06 Pudur Panchayat, 06 Pudur Village, R.

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S.F.No: 62/9B, 62/9C, 62/9D of 1.38 ¼ Acre or 5595.00 sqm extent proposed residential layout extent granted Technical Clearance by Deputy Director, District Town and Country Planning Department (Planning Permission), Erode District, ROC No: 7YP36Q96/2024/TCP, Dated:20.09.2024 and Technical clearance Residential Layout approval No. SWP/DTCP/ERODE/LAYOUT APPROVAL No- 262/2024 and SWP/DTCP/ERODE PLANNING PERMISSION NO : 25/2024, Dated: 20.09.2024. Seeking approval of the Council to grant final approval subject to specified conditions.

Resolution: Resolution No: 569/2024, is granted unanimously.

Village

Signature valid

Signed by: Village Panchayat President
Location:Erode
Date:2025.01.03 17:16:44

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Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer

Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator

Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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